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Also \$50, \$75 and \$100 each, having graded streets, magnificent views and no mosquitoes. Property right at station, 42 minutes from heart of city.

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what the New York Herald of May 23 reports: "Boroughs Grab for Millions;" "Great Raid on the Resources of the · City;" "Would Spend \$25,000,000;" "Lafayette Boulevard Extension to Cost \$4,000,000;" "Boroughs of Manhattan and the Bronx to Foot the Bills." Escape this. Buy of us.

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Unreserved Auction Sale, DECORATION DAY, MONDAY, MAY 31, 1 O'CLOCK P. M.

ON THE GROUND,

ON AND ADJACENT TO Southern Boulevard and 170th St.,

23D WARD,

# By Elevated Railroad to 169th St.

Southern Boulevard Trolley Cars. By West Farms Trolley Lines. Westchester Ave. Trolley Cars ON LINE OF

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AGENT ON PROPERTY DAILY.
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JAMES L. WELLS, Auctioneer. New Corrages.

KINGSBRIDGE, 12th Ward, N. Y. C.

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WASHINGTON AVE.,

168TH STREET.

GRAND ABSOLUTE AUCTION SALE. 297 LOTS FOR HOMES AND PROFITABLE INVESTMENT.

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TWO DAYS' SALE

SATURDAY, MAY 29. DECORATION DAY,

PREE EXCURSION stickets will be sued to infend purchasely by calling on or addressing the transfer or Austinneers. Sale Positive, Rain or Shine.

We will have erected our GREAT TENT.

I should either or both days prove stormy sale will be beld under canvas.

For further particulars, maps, &c., see OWNERS.

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West 42d St.

Auctioncers, presentative.

Ist and 3d Sts., reconstruction, N. Y.

Kew York.

Trains leave Grand Central Station, Harlen cision, 12:52; leave Harlem, 125th St., 1 P. M.

ve 138th St. station (Mott Haven, 1:03 P. M.

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Houses to Let—Brooklyn.

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OWN A FARM Elegant 25-acre Va. farm. \$20 down, \$2 per week. Soft very pro-inctive and well watered. C. D. EPES, Nortoway,

### Flats and Apartments to Let. Daily and Sunday, 10c. per line.

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A.— FLATS. A.—
Light, well ventilated flats,
Rents, \$20 to \$30. Apply on premises,
402 West 58th st.
J. E. Whitaker, 278 Boulevard, rear W. 74th st. Cheapest in the city; 5, \$16 and \$17. 1208 and

Janitor, on premises. F., 344 WEST-Single flats, six and

3 and 4 light rooms; halls light; perfect 5,13,50 to \$18. Apply GOODALE, 6 West nice

59TH ST., 329 EAST, 1st und 2d aves.-Floor, 5 rooms, stationary tubs, gas; rent \$150 64TH ST., 208, 210 WEST-Sitting room, bed-room and kitchen from 88.50 to \$10; improve-ments; perfect order. Janitor. SoTH ST., 422 to 454 EAST-Flats, 5 rooms intest improvements, half-month free; \$14-\$17. S9TH ST., 438 EAST—Elegant flats; six rooms, bath, dining room; \$10, \$20.

100TH ST., 70 WEST—Top floor, 5 large rooms, bathroom; near Park and cable and "L;" reduced to \$18. Owner. 102D ST., 215 EAST—Apartments, 3 rooms, all improments; rent, \$7.50-80.

103D ST., 6 WEST Seven light rooms and bath; newly decorated; all conveniences; \$35 and upward.

112TH ST., 100 WEST-Five large, light rooms and bath; beautiful location; hot air heat; rent \$20. Janitor, on premises.

115TH ST., 402-466 EAST., corner Pleasant ave.—New, decorated flats, all improvements, \$18, \$16.

116TH ST., 32 to 40 WEST-Light, roomy flats, reasonable rents; inducements to desirable par-ties; cars pass the door. Carotaker on premises or Henry D. Cochrene, executor, 36 West 116th. 117TH ST., 54, 56, 58, 60 EAST, near Madison arc.—Rent free to July 1; flats, 5 large, light rooms, nicely decorated; exposed plumbing, not and cold water; halls and bathroom heated; all modern improvements; new house; rents \$20 to \$23. 117TH ST. AND MADISON AVE.—Six and sev-n large, light rooms and bath; steam heated; 25 up. CARLE & SELDNER.

provements, newly decorated, awaliags.

\$8 - SINGLE floors; four rooms; improvements; troitey; elevated. WILLIAM STONEBRIDGE, 84th st., one block east of 3d ave., Fordham.

\$12, \$14 - Four and five large rooms; improvements. STONEBRIDGE'S office, 184th st., block east of 3d ave.

\$12.814 - 5 LARGE rooms, bath, near Park and elevated. SMITH BBOS., 3d ave. and 149th st.

WAKEFIELD-Beautiful home: 8 rooms; improvements: \$4.850; lot 100x107. COHEN & STREETER, 27 East 125th st. LAWYER will rent furnished apartment, Amsterdam ave, and 78th st., balf value Summer months to private family, without children, L., box 10 Journal.

ELEGANT flats, 5 rooms and bath, all improvements, \$13 and \$14. \$46 Bushwick ave., ne block from De Kalb ave. station.
FOUR all light room flats, 485 Court st.; rent \$10. NELSON, 693 Hicks st., Brooklyn.

Furnished Rooms to Let.

AMSTERDAM AVE., 30-Two men can have

DUFFIELD ST. 174. Brooklyn-Front room, furnished for light housekeeping, \$3; gas, bath. ELIZABETH ST. 61-Neatly furnished room in private house; rent \$1. \$1.25. \$1.50 per week.

ST., 326 WEST-Large, cool rooms; baths; nil rooms; \$250 up; room for two, \$3. ST., 235 WEST-Fine large rooms and s; \$3.50 up; others, \$1.50.

pariors; \$5.00 up; others, \$1.00.

24TH ST, 241 WEST-Furnished rooms, with board; Summer prices; parlor floor to rent.

24TH ST, 312 WEST-Large front room to let; niso for housekeeping; rooms nicely furnished.

24TH ST, 214 WEST-Neatly furnished rooms; large, small; running water; nice closets.

30TH ST., 11 WEST-Elegant rooms; gentle nen only; private baths; Summer prices; high

lrews.

52D ST., 133 EAST—Nice front and bed room in private house; first floor; hall room, \$1.50.

54TH ST., 144 EAST—Pleasant rooms, suitable for two; light housekeeping if desired; also parlor and hall rooms.

61ST ST., 129 WEST—Handsome rooms, with housekeeping if the street of SIST ST. 157 EAST-Furnished rooms for ousckeeping, or gentlemen; cheap; nice neigh-orhood; private house. 110TH ST. 208 EAST—Furnished rooms for musekeeping, \$2.50, \$3; private house. Inquire i basement.

house.

116TH ST., 71 EAST—Two newly furnished rooms; parlor floor; gas and bath. Smith.

125TH ST., 215 EAST—Furnished front rooms for housekeeping.

Nassau.

27TH ST., 121 WEST—Basement, suitable for any kind of business; rent, \$15 month, Janitor, 101ST ST., 203 EAST—Stable, with 4 stalls and a large floor for business purposes; rent \$40.

COFFEY ST. 123, near Eric Basin, Brooklyn ngle furnished rooms, 51.25 per week. Wolf. COLIMBIA HEIGHTS, 48 (near Bridge annex d Fulton ferry)—Sumy furnished room, \$1.25; ew of bay. SANDS ST. 74. Brooklyn-Two or three con ecting rooms for physician, dentist or for house SOUTH 5TH ST. 154, Brooklyn-One room to let, with private family, Anguire Fullerton. WORKING girl to share flat with another; \$1.50 per week; Brooklyn; near ferries. Working Girl, Journal,

### Boarders Wanted.

CLINTON PLACE, 82, near 5th ave.—Pleasan coms; board optional; every convenience; very convenience; ve LARGE and small rooms, with excellent able board, at 138 West 34th st.; week, day or

lies coming to town.

Summer:

15TH ST., 224 WEST—Fine large room; all conveniences; also attractive small room; very quiet; pleasant bome; references.

16TH ST., 41 WEST—Well furnished suite; also large, square rooms; Summer prices; superior table; transients accommodated.

Summer Resorts.

Before going to the country consult the New Jork Journal's Resort Information Bureau, Main
Office, Journal, 162 Nassau st. Here will Office, Journal, 162 Nassau st. Here will Office, Journal, 162 Nassau st. Here will be found full particulars about every re- be found full particulars about every resort; how to get there, the cost and what the resort looks like; photographs on extension to the resort looks like; photographs looks like; photographs looks l hibition from all the leading hotels; also hibition from all the leading hotels; also circulars and booklets; steamboat and circulars and booklets; steamboat and railroad time tables at the disposal of railroad time tables at the disposal of visitors. The bureau will assist in selecting a place for recreation as you like it. No charge. Everybody is cordially

New York-Miscellaneous.

Going to the Mountains?

LEAVENWORTH HOUSE,

Cong Island.

"THE EDGEMERE." tions for rooms can to be, N. Y.
W. SHEPHERD, Mgr.

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Amityville, L. I., facing Great South Bay; wheelmen's headquarters; Merrick road,

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More attractions than any resort along the coast. Send, for circular. BAY VIEW HOUSE and Cottages, Point o' Woods, Great South Beach, N. Y. For full particulars apply at Journal's Resort in-formation Bureau, or S. A. Bond, above address,

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"ARBOR HILL

Harlem R.R.; especially adapted to inway & Sons plane, ½ mile from ste ms low, CHAS, W. MESICK, Ghent, N LADY would like respectable girls to board or particulars address Mrs. S., box 21, Carmel

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Daily and Sunday, 15c, per line.

Millinery and Dressmaking.

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Daily and Sunday, 10c. per line. CORNER STORE GROCERY, established two cars, rooms, stable, \$45. William Stonebridge, \$4th st., block east 3d ave.

LOFTS to let, 60x75; all light, with steam over and elevator. 630 East 17th st.

STORES TO LET—Corner of 11th st. and 7th re., 20x45; a 5th ave. store, 17x75, near 18th refits the with flat above, near 5th ave. sutrile fer barber. JOHN MUIR, House Renter, 6 5th ave. Brocklyn.

STORE and 3 rooms; 485 Court st.; rent \$20. pply NELSON, 603 Hicks st.

TO LET—Part of first loft. 37 John st., near assand.

### Boarders Wanted.

23D ST., 328 WEST-Pleasant rooms, double and single, with superior board; young business people desired. 23D ST., 225 WEST-Large and small rooms with board; nicely furnished; reference. 24TH ST., 306 WEST, near 8th ave.—Neatly furnished, clean rooms, with table board, \$3.50, \$5.

27TH ST., 42 WEST-Small, large rooms; good able; reasonable. 33D ST., 150 EAST-Furnished rooms, with board, at very low terms.

board, at very low terms.

34TH ST., 37 WEST—Desirable rooms; central location; excellent board; references exchanged.

38TH ST., 229 WEST—Large rooms; superior board; transients; table board; reasonable terms.

30TH ST., 57 WEST-Large, cool rooms; singly or in floors; excellent table; reference required 44TH ST., 142 WEST-Handsomely furnished back parior; running water; private family; breakfast optional; references required; \$6.

46TH ST., 122 EAST-Cheerful front room for two; conveniences; excellent table; refined associations; quiet; central; reasonable,

46TH ST., 246 WEST-French lessons free; newly furnished house; first-class French cooking; Summer rates.

1247H ST., 111 WEST-Room; every conveni-nce; excellent board; gentlemen; private fam-ir, Richardson.

JEFFERSON AVE., 53, Brooklyn-Desirable rooms; good table; good location; reasonable lates. STATE ST., 84. Brooklyn-Large, handsomely furnished, square rooms, with board, \$5 up; table board, \$3.50. Summer Resorts.

lecting a place for recreation as you like it. No charge. Everybody is cordially invited.

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Prospect Park Hotel, Catskill, N. Y.,

GREEN LAKE HOUSE first-class service; free boating, bathing pply MRS, M. J. DAY, Box 20, Leeds I

EMBOGCHT HOUSE,

Along Hudson River.

MARLBOROUGH HOUSE,

Saratopa Springs.

### Saratoga. The Grand Union Opens June 15.

WOOLLEY & GERRANS, Proprietors. For diagram of rooms, terms, &c., apply to Mr. FRED. G. KING, Hoffman House, 25th St. Entrance.

SARATOGA SPRINGS, N. Y.

UNITED STATES HOTEL SEASON OF 1897. Open from June 15 to October 1. PECIAL RATES FOR JUNE, JULY AND SEPT. For rates and other particulars, apply to GAGE & PERRY.

New Jersey-Miscellaneous.

ATLANTIC CITY, N. J. RUDOLF

FAIRVIEW HOUSE, open; select family resort; healthful and ble. Address J. H. STAATS. THOMPSON HOUSE, Highlands, N. J., will ppen June 10, 1897, River and surf bathing; good fishing; shady lawn. JOHN I. THOMPSON.

Cong Branch.

LONG BRANCH.

West End Hotel and Cottages.

COTTAGES OPEN SATURDAY, JUNE 12.
HOTEL OPENS THURSDAY, JUNE 24.
A number of bathroom sultes have been added to the cottages, and many marked improvements to the hotel. New York Office, 115 Broadway (Room 76).

W. E. HILDRETH, PROPRIETOR.

Asbury Park.

Commercial Hotel, oury Park, N. J., corner 3d ave. and Kings-st., one block from ocean; view unob-ucted; broad porches; large, alry rooms; sine excellent; special and commercial rates, reulars at Journal's Resort Bureau, E. VAN AKEN, THE HANLON, Asbury Park, N. J. Terms \$6 to \$10. J. OGDEN HANLON.

Ocean Groug.

HOTEL LA PIERRE, CEAN GROVE, N. J. The leading hotel; detily on lake and ocean; boats free; accomm tes 300. Excellent cuisine and service. Elect lighting; long distance telephone. Send foklet or call at Journal Bureau. Special ratine and September. F. B. SHAY. OCEAN AVENUE HOUSE. N GROVE. N. J.; directly on the beach modates 100 guests; under new manage appointments first class; special rate ne and September. C. F. ROAT. OCEAN GROVE, N. J. NORMAN HOUSE Bath ave., 600 ft. from beach; fine veranda; lov terms.

New England States.

Summer Homes IN VERMONT, AND ON THE SHORES OF LAKE CHAMPLAIN. SAUGERTIES BOATS leave every week day at 6 p. m. from foot of Christopher st., N. R. A new illustrated book, describing this un-

equalled Summer resort section, offering the BEST TABLE BOARD, hospitable people, outdoor pleasures, fishing, boating or perfect rest. Climate and scenery unsurpassed. Prices from 85 per week upward.

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PECK'S INN, Van Deusenville Station, New York, New Haven & Hartford Railroad, Berkshire Division, Great Barrington, Mass.

Unfurnished Rooms Wanted.

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Railroads.

FOR PHILADELPHIA.

Lehigh Valley Railroad. except Sunday (Penn. R. B. BLACK DIAMOND EXPRESS.

"AMERICA'S GREATEST RAILROAD."

& HUDSON RIVER R.R.

THE FOUR-TRACK TRUNK LINE Trains leave Grand Central Station, 42d st; 8:30 a. m., except Sunday. Empire State Express for Albany, Buffalo and Niagara Falls.
This train is limited to its seating capacity, 3:30 a. m., 1:00, 4:30, 6:00, 7:30, 9:15 p. m., daily for Albany, Buffalo, Chicago and the West. 1:00, 6:00, 7:30 p. m., for Columbus, Cincinnati, Indianapolis, St. Louis and the Southwest 6:00 p. m., for Adirondack Mountains and Montreal.

Steamboats. Daily and Sunday, 15c. per line.

Hudson River by Daylight. The Day Line Steamers "NEW YORK" and ALBANY" will commence their regular trips o Albany and intermediate landings, on aving Desbrosses St. 8:40 a. m., West 22d st.

B:00 a. m.

HUDSON RIVER STR. MARY POWELL.

Daily (except Sundays), leaving Desbrosses st.

3:15 p. m. (Saturdays 1:45 p. m.); West-22d st.

3:30 p. m. (Saturdays 2 p. m.) for CRANSTONS,
WEST POINT, CORNWALL, NEWBURG, New
Hamburg, Milton, Poughkeepsie, RONDOUT and
KINGSTON. May 31 will leave on Saturday's
time.

Legal notices.

THE PEOPLE of the State of of New York-to all persons interested in the estate of Frans dam and Carl Buder as co-partners, lately loing business in the city of New York under Jam & Buder, assigned, to

count.
Witness, Honorable Henry R, Beekman, one of
the Justices of said court and the
(Scal) seal of said court, the 19th day of
April, 1897.
JOHN A, CARNEY, HENRY D, PURROY,
Clork,

Title guaranteed. Send for maps and free passes at once.

271 Broadway.

Real Estate at Auction.

WILLIAM M. RYAN, Auctioneer. JAMES L. WELLS, Auctioneer. Decoration Day,

MONDAY, May 31, Cheap Lots

Daily and Sunday, 15c. per line.

Water, Gas, Electric Lights. Terms liberal, 5 per cent discount for all cash. Take trolley car from 129th st. and 3d ave., or 135th st. and 8th ave. Maps, apply to WILLIAM M. RYAN, 111 Broadway, or of H. P.

Real Estate. Daily and Sunday, 15c. per line. WHY NOT OWN A HOME?

HASE SOCIETY, 145 Nassau st.

Real Estate for Sale—City. Daily and Sunday, 15c. per line. LOTS \$150 TO \$400.

1.GAIN in avenue business property; ne double flat, \$10,000; new 5 double f 001; terms to suit. H. L. PHELPS, is avc. between 136th and 137th sts.

BUSINESS PROPERTY—Also homes, lots and dots, ront or sell; in 24th Ward. Call MARTIN WALTER, 735 Tremont ave.

Real Estate for Sale—Brooklyn.

Daily and Sunday, 15c. per line. New Buff Brick Houses, \$4,000 ONLY \$300 CASH REQUIRED.

I improvements: furnace in cellar: M.
near Sutter ave.; streets paved and

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KENSICO,

NEW NETHERLAND REALTY CO., Uptown Office, 2254 Third Ave. Open evenings. (near 123d st.)
A 7-ROOM HOUSE, state roof, broad veranda, ill improvements, shade trees, \$100 cmsh, buttnee monthly; White Plains, NEW NETHER-AND REALTY CO., 271 Broadway.

Real Estate for Sale Long Island. Daily and Sunday, 15c. per line.

SPECIAL BARGAIN—Fine poultry and fruit farm's near Central Islip, L. I., at a sacrifice; 10% acres rich land, perfectly level, all under cultivation; good orchard; frame house, 12 rooms, good condition; large barn, nearly new; other outbuildings; on main drives plenty neighbors; delightful location; price, \$1,900; small cash pagment, balance same as rent. Particulars of Risley, 13 Chambers 81.

Daily and Sunday, 10c. per line.

AVOID the horrors of flat life in New York resulting a clean, wholesome habitable house in HAVILAND & SONS, 1882 Fulton at., 227-FOUR-STORY cablest house, nine rooms and concrete cellar, STEFFENS, 129 Pacific rookly 3.

Real Estate To Let—New Jersey.

Daily and Sunday, 15c. per line.

Real Estate for Sale- new Jersey.

Daily and Sunday, 15c. per line.

BUILDING LOTS.

BROAD ST., 275, Newark, N. J.-Large, hay indow room; furnished or unfurnished; private,

P.
4TH AVE., 434, near 30th st.—Nicely fur-ished room; suitable for two gentlemen.
12TH ST., 285 WEST, near 8th ave.—Two ooms; \$12 month; furnished complete for house eeping; convenient to all lines of cars; quies

11TH ST., 27 EAST-Nicely furnished rooms; easitary plumbing; excellent table; table board; reference required; reasonable. 12TH ST., 111 EAST-Large, siry front room excellent board; German cooking; two or three 14TH ST., 237 WEST-Convenient for fami-ies coming to town for a few weeks during

Daily and Sunday. 10c. per line.